



Corehead Farm  
Annan Water | Moffat | Dumfriesshire | DG10 9LT

FINE & COUNTRY

# COREHEAD FARM









# KEY FEATURES

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- Traditional farmhouse with outbuildings and land
- Idyllic location next to the famous Devil's Beef Tub
- Only five miles from the centre of Moffat
- 4 double bedrooms
- 3 reception rooms
- Private driveway and ample parking/turning
- Stone outbuilding providing storage, with scope to convert
- Grazing paddocks and amenity woodland – 15.27 acres in all
- Exercise pen for horses
- Easy access to the major road and rail networks

Corehead Farm is a delightful, detached farmhouse built of stone under a traditional slate roof. The property offers bright and flexible accommodation and is an ideal family home. Externally there is a generous stone outbuilding that offers scope for conversion subject to the necessary consents, but which equally provides good garaging and/or stabling. Corehead Farm sits in just over 15 acres, with 7.79 acres of garden and grazing paddocks, and 7.48 acres of woodland.

Corehead Farmhouse is nestled in a unique and tranquil location at the head of the Annan Water Valley, approximately 5 miles north of the historic spa town of Moffat. From the house you can walk to Hartfell, the highest hill in Dumfries & Galloway.

The property lies in the heart of Reiver territory where the Border clans fought to defend their land and livestock. From the late 13th Century right up until the early 17th Century, the Border Reivers used the adjacent Devil's Beef Tub to hide themselves and their stolen cattle. The Devil's Beef Tub is one of the most iconic landmarks in the south of Scotland and the source of the River Annan is also located here. It is also believed that Corehead Farm is built from stone from Corehead Tower, where William Wallace's sister lived.

## Accommodation

The property is accessed by a side entrance which opens directly into the utility room/secondary kitchen. This room offers storage cabinets, a sink, plumbing for a washing machine and space for a dishwasher. There is a tiled floor, window to the rear and a boiler cupboard off. A glazed door leads through to the kitchen/breakfast room, which offers a range of storage cabinets and an electric range cooker. There are tiles and panelling on the walls and there is a charming window seat overlooking the garden.

There are three flexible use reception rooms. The sitting room has a warm and cosy feel to it, with exposed stone walls, a solid wood floor and a gas wood-effect stove on a sandstone hearth. The snug is located opposite and boasts a multifuel stove, wooden floor and windows looking into the conservatory and beyond. The conservatory is an excellent size, and has a tiled floor with electric underfloor heating, glazing on three elevations and French doors that lead out to the decking and garden. A cloakroom/WC, comprising WC, wash hand basin and vinyl floor, completes the ground floor accommodation.















As you ascend the stairs, the landing splits. Two bedrooms can be found to the rear of the house and two to the front. All bedrooms are double in size, with the front two bedrooms enjoying en-suite shower rooms, a dual aspect, and lovely open views down the valley. The principal bedroom also has a charming fireplace opening and a sliding barn-style door to its contemporary en-suite shower room, comprising shower with rainhead attachment, WC and wash hand basin set into a vanity unit. There is also a wall mounted mirrored cabinet and a heated towel rail.

From the rear landing the remaining two double bedrooms can be found, along with the family bathroom, which comprises a ceramic roll top bath, WC and wash hand basin.

















## Outside

The property is approached along a quiet, shared road and track, which culminates in a private driveway with ample parking and turning. The access road from Moffat is in good condition, with both bridges being rebuilt in 2020 and 2022. The latter part of the track was also resurfaced in 2023. The property sits between two neighbouring properties, and whilst it enjoys a rural position with terrific views, it is not isolated.

The garden is predominantly to the front of the house facing south and east, and is laid to lawn with mature trees and established shrubs and bushes. There is a decked area to the front as well as a paved patio.

A stone outbuilding provides storage and garaging and has been used for stabling in the past. The large barn at the end of the building is presently used as a gym but could make an ideal home office or be converted into an annexe, subject to the necessary planning consents.

## Land

The land comprises two grazing fields extending to 6.31 acres in total, suitable for horse or livestock grazing, with the Annan Water running through the grounds. In addition, there is a generous area of amenity woodland comprising a mixture of mature Scots Pine/Sitka Spruce and Larch, with a smaller number of broadleaf varieties. The land is enclosed by fencing and stone walls.

The land is registered for SGRPID but the vendors have not been claiming BPS. There is no Basic Payment Scheme (BPS) entitlement.

## Sporting Rights

Insofar as these rights form part of the property title, they are included in the sale.

## Timber

All fallen and standing timber is included in the sale insofar as they are owned.

## Minerals

The mineral rights are included in the sale insofar as they are owned.

## Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves, and others, whether contained in the title deeds or otherwise and purchasers will be deemed to have satisfied themselves in all such respects.

There is a servitude right of access over the land in favour of Corehead House and a separate servitude in favour of Corehead Farm land.

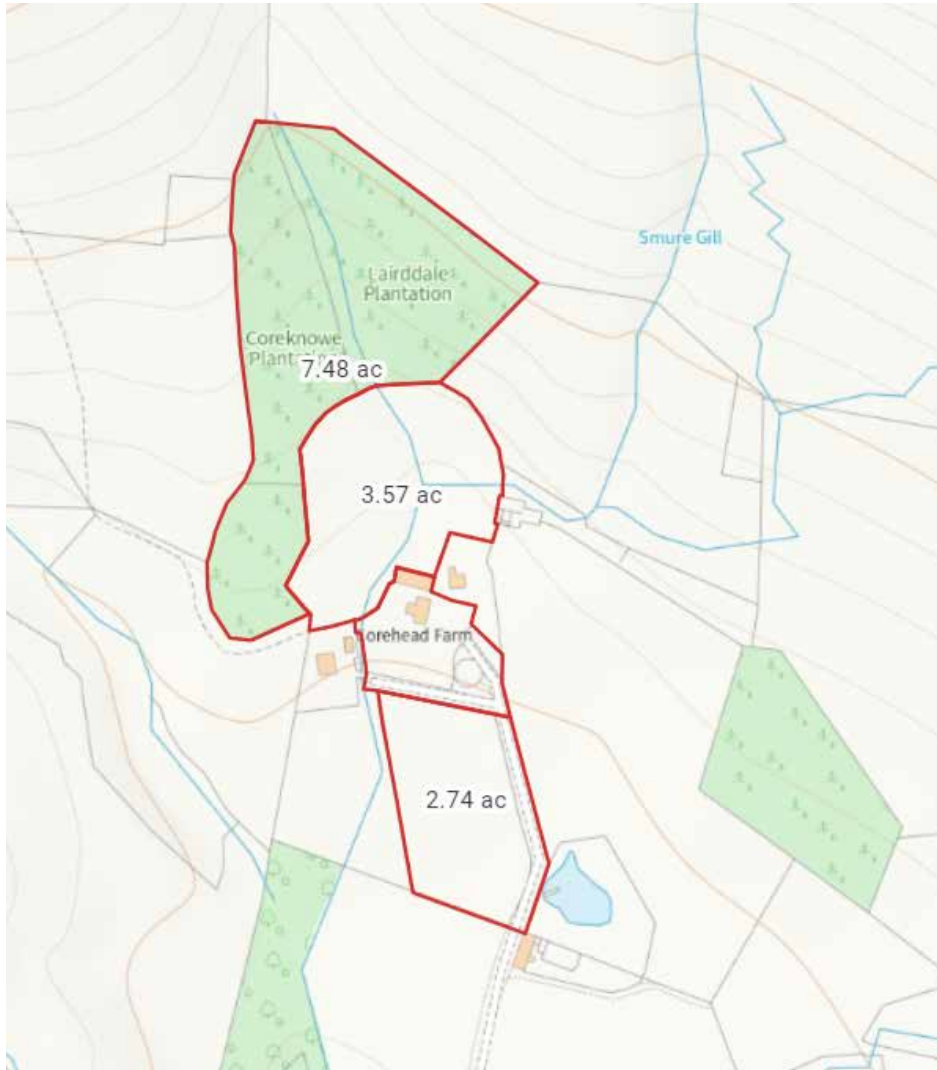
## Local area

Nearby Moffat is a highly desirable town with many local amenities including independent shops, cafes, restaurants, supermarket, theatre, art galleries, tennis and rugby clubs, a nature reserve and an 18-hole golf course. Moffat Academy is a well-regarded combined nursery, primary and secondary school.

Moffat is well-positioned for the M74 motorway which offers easy access to the north and south, and Edinburgh and Glasgow are easily reached. The A701 from Moffat to Edinburgh is also one of Scotland's most scenic routes.



# INFORMATION



## Access

From Ericstane Farm, the access road is private with Corehead Farmhouse contributing towards its upkeep (including the bridge at Ericstane and secondary bridge further up). There are full rights of access along this road in favour of Corehead Farm from the public road at Ericstane. Corehead Farm, Skirtle Cottage, Corehead House and Ericstane Farm are all users of the private road with shared obligation to maintain. The two neighbouring properties retain access rights over the access road crossing the Corehead Farm land.

## Directions

From Moffat travel north on the A701 to the mini-roundabout. Turn here onto the road signed 'Beechgrove, leading to Old Edinburgh Road, Annan Water'. Continue out of the town up the Annan Water valley for approximately three miles until you reach the farm known as "Ericstane". The public road terminates at this point. Cross the bridge and follow the road and track for one mile.

## Services:

Mains Electricity, private spring fed water supply (filtered), private drainage to septic tank (registered with SEPA). Oil fired central heating, LPG gas stove to the sitting room, electric underfloor heating to the conservatory, double glazed throughout. There is a part boarded, insulated loft, and a new water tank and hot water pump were installed recently. It is also worth noting that the boiler has recently been serviced. The private water supply is shared with the neighbouring properties Corehead House and Skirtle Cottage.

Note: Contents may be available by separate negotiation.

## Viewings:

Strictly by appointment with the sole selling agents, Fine & Country South Scotland.

## Offers:

All offers should be made in Scottish Legal Form to the offices of the Sole Selling Agents, Fine & Country South Scotland by e-mail to [southscotland@fineandcountry.com](mailto:southscotland@fineandcountry.com)

## Home Report:

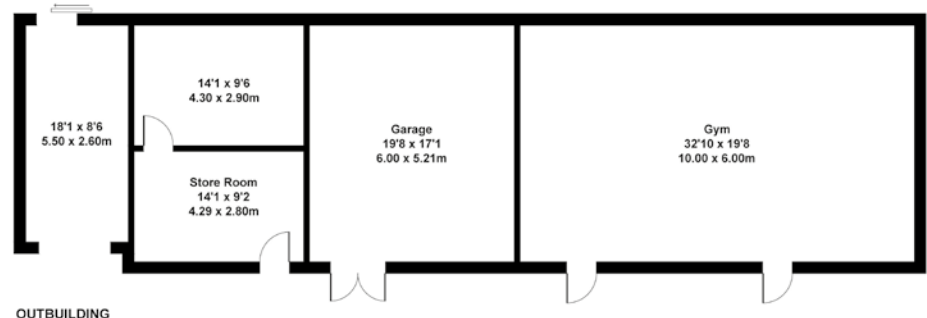
A copy of the Home Report is available on request from Fine & Country South Scotland.

## Energy Performance Certificate Rating: E

## Local Authority:

Dumfries & Galloway. Council Tax Band E

**Corehead**  
Approximate Gross Internal Area  
3804 sq ft - 353 sq m



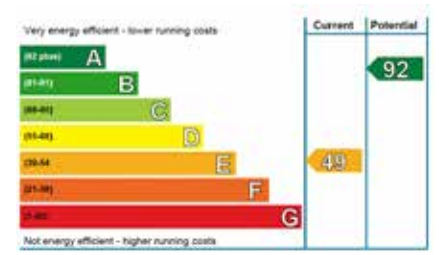
OUTBUILDING



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 13.05.2024





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Fine & Country South Scotland  
50 Warwick Road, Carlisle, Cumbria, CA1 1DN  
01896 829 569 | 01387 460 180 | southscotland@fineandcountry.com

